

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
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VAN NUYS, CA 91401

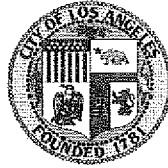
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INFORMATION
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Date: JUN 22 2012

City Plan Case No. CPC 2009-
3210-GPA-ZC-HD
Council District No. 14

Honorable City Council
City of Los Angeles
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Dear Honorable Council-members:

A PROPOSED GENERAL PLAN AMENDMENT AND ZONE/HEIGHT DISTRICT CHANGE FOR PROPERTY LOCATED AT 1755 E 3RD STREET WITHIN THE BOYLE HEIGHTS COMMUNITY PLAN

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the March 8, 2012, action of the City Planning Commission disapproving a proposed General Plan Amendment to the Boyle Heights Community Plan from the Public Facilities land use designation to the Medium Density Residential land use designation. The City Planning Commission also disapproved a concurrent Zone/Height District Change from PF-1XL to (T)(Q)R3-1, for the development of a 4-story, maximum 45 foot high, 40 unit apartment building, providing 80 parking spaces, located on a 26,253 irregularly shaped site.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone/height district change does not conform with the City's General Plan, will be incompatible with adjacent land uses, and is not appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

PLANNING & LAND
USE MANAGEMENT

JUN 05 2012

THE CITY PLANNING DEPARTMENT RECOMMENDS

That the City Council:

1. Concur in the attached Action of the City Planning Commission relative to its disapproval of the proposed General Plan Amendment from Public Facilities to Medium Density Residential for the subject property; and
2. Concur in the attached Action of the City Planning Commission relative to its disapproval of the requested Zone/Height District Change from PF-1XL to (T)(Q)R3-1;
3. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council.
4. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in Mitigated Negative Declaration No. ENV-2009-2648-MND.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



Daniel Scott
Principal City Planner

BY MJ
CITY CLERK

2012 JUL -6 PM 1:03

CITY CLERKS OFFICE